

WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, January 11, 2016
2:30 p.m., Southold Town Annex Board Room

2:30 p.m. Executive Session – legal advice from Town Attorney

3:00 p.m. Applications

4:00 p.m. Review Public Meeting Agenda

Project Name:	Estates at Royalton	SCTM#:	1000-113-7-19.23
Location:	55 Cox Neck Road, on Cox Neck Road approximately 490 feet north of Sound Avenue, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road.		
Status:	Conditional Sketch Approval		
Action:	Review affordable housing request.		
Attachments:	Staff Report		

Project name:	The Vines	SCTM#:	1000-73-1-1 & 73-2-4
Location:	15105 Oregon Road, on the corner of Oregon Road & Bridge Lane, Cutchogue		
Description:	This 80/60 proposed Conservation Subdivision will subdivide two R-80 and A-C split-zoned parcels (SCTM#1000-73-2-4 and SCTM#1000-73-1-1) into 7 lots where the total acreage of the parcels equals 36.8 acres (80% of which will be preserved as open space).		
Status:	Pending		
Action:	Review referrals and for a Sketch Plat Determination.		
Attachments:	Staff Report		

Project name:	Cutchogue Business Center	SCTM#:	1000-83-3-4.6
Location:	12820 Oregon Road, Cutchogue		
Description:	This proposal is a Standard Subdivision of a 6.10 acre parcel into five lots where Lot 1 equals 1.29 acres, Lot 2 equals 0.92 acres, Lot 3 equals 1.47 acres, Lot 4 equals 0.92 acres, and Lot 5 equals 1.06 acres, located in the LI Zoning District.		
Status:	Conditional Preliminary Approval		
Action:	Review legal documents and for a Final Plat Determination.		
Attachments:	Staff Report		

Project name:	Zuckerberg – Zip Peconic Wells	SCTM#:	1000-86-1-10.9
Location:	Southwest corner of Wells Road and State Route 25 in Peconic		
Description:	This approved subdivision was an 80/60 clustered Conservation Subdivision on 32.83 acres of land. Lot 1 equals 65,562 sq. ft., Lot 2 equals 77,694 sq. ft., and Lot 3 equals 29.5416 acres and was preserved through a Sale of Development Rights to the Town of Southold.		
Status:	Final Approval		
Action:	Discuss accepting cash bond.		
Attachments:	Staff Report		

Project Name:	Mazzoni, 500 Soundview Drive, LLC	SCTM#:	1000-13-2-8.2
Location:	500 Soundview Drive, approximately 782' to the north of NYS Route 25 and 256' to the east of Sound View Drive, Orient		
Description:	This proposal is for a Standard Subdivision of a 22.94 acre parcel into 5 lots where Lot 1 = 2.27 acres, Lot 2 = 1.67 acres, Lot 3 = 2.13 acres, Lot 4 = 0.59 acres, Lot 5 = 16.28 acres inclusive of a 1.21 acres right-of-way, 8.58 acres of Open Space and 6 acres of a Conservation Easement held by the Peconic Land Trust (PLT) located in the R-80 Zoning District.		
Status:	Conditional Sketch Approval		
Action:	Review for SEQR Determination.		
Attachments:	Draft SEQRA document		

Project Name:	Sports East Fitness Club	SCTM#:	1000-122-7-9
Location:	9300 Route 25, ±141's/w/o Sigsbee Road & NYS Route 25, Mattituck		
Description:	This Site Plan is for a proposed multi-sport membership club consisting of an outdoor soccer field and five (5) tennis courts, a 150' x 500' (75,000 sq. ft.) building to include a pool, basketball court, soccer field and space for physical fitness activities with 224 parking spaces on 20.8 acres in the R-80 Zoning District.		
Status:	New Application		
Action:	Review for comments to ZBA.		

Project Name:	Verizon Wireless at East Marion Fire District	SCTM#:	1000-31-3-11.31
Location:	9245 NYS Route 25, ±525' w/o Stars Road and NYS Rt. 25, East Marion		
Description:	This Amended Wireless Communications Application is for a proposed Verizon Wireless co-location of an interior mounted antenna within the concealment cylinder between 90' and 100' above ground level of the approved 110' antenna support structure/tower with a diesel generator, associated ground equipment and additional landscaping behind the existing firehouse. There are ±9,800 sq. ft. of existing buildings including the main fire house and associated accessory structures, all on 3.1 acres in the R-40 and Hamlet Business Zoning District.		
Status:	Pending		
Action:	Review referrals.		
Attachments:	Staff Report		

Discussion:

- Draft Planning Board Monthly Report for December 2015